



ACTION AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, SEPTEMBER 23, 2009, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Ethan Edwards, Jill Arabe, Rami Talleh, Kimberly De Coite
(recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2009-012 (NEWLAND CARWASH)**
- APPLICANT: Thomas Hwang, 616 Imperial, LLC
- REQUEST: To permit the construction of an approximately 2,200 sq. ft. express service carwash building and associated site improvements, on a vacant 22,363 sq. ft. vacant lot.
- LOCATION: 8471 Warner Avenue, 92647 (northwest corner of Warner Avenue and Newland Street)
- PROJECT PLANNER: Ethan Edwards
- STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

CONTINUED TO THE OCTOBER 14, 2008 MEETING

- 2. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 2009-008 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 96-50 – SAKURA SIGN & TRELLIS)**
- APPLICANT: Andy Dang, Dang & Associates Inc.
- REQUEST: To amend a previously approved plan to allow for a two-foot trellis extension to the existing six-foot high plexiglass wall surrounding the outdoor dining area and 10'-6" entry monumentation within the front yard setback in lieu of the maximum allowed height of 42 inches.
- LOCATION: 16871 Beach Boulevard, 92647 (west side of Beach Boulevard, north of Warner Avenue)
- PROJECT PLANNER: Jill Arabe
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

AGENDA
(Continued)

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.